



APARTMENT 51 YACHT CLUB PLACE TRENT LANE

£1,500 Per

A fully furnished second floor two bedroom and two bathroom apartment within a recently built development on Yacht Club Place - with clear views of the River Trent from all the windows! Includes one allocated parking space and integrated white goods. Access to a concierge service, communal gym and a community 'workspace' is included.



- Sought after development • Furnished mid floor apartment • Tastefully furnished • High specification kitchen with integrated units • Access to a concierge service, communal gym and a community 'workspace' included • 2 double bedrooms and 2 bathrooms

Open plan living / kitchen

There is an open plan living / kitchen room with large window /balcony doors that overlooks the River Trent. The living area includes a 3 seater sofa, lounge chair with matching footstool. Matching oak coffee table tv unit and dining table with bench. The kitchen is high specification that includes integrated fridge/freezer, washing machine, dishwasher, oven, hob and microwave. White modern fitted units. Accessed to the rear of the living area is an enclosed balcony.

Master bedroom

The master bedroom is furnished with a double bed with mattress, bed side tables and a freestanding wardrobe. There is also an en-suite bathroom which includes a shower, sink and WC (1.53m x 1.58m.)

Bedroom 2

The second bedroom includes a double bed with mattress, bed side tables and an integrated wardrobes.

Shower room

This modern fitted shower room includes a shower, sink and WC.

Location

The property has one allocated parking space. Located on the River Trent. Nottingham City Centre is less than 1 mile away and West Bridgford town centre is also within easy reach.

Relevant information

Access: Apartment is located on the second floor accessed via stairs and a lift.

Electricity and gas supply: Mains connection.

Water and sewerage status: Mains connection

Heating and hot water status: gas central heating.

Broadband and mobile phone coverage: see checker.ofcom.org.uk.

Flood risk in this location: Surface water = Very Low.

River/Sea = Medium

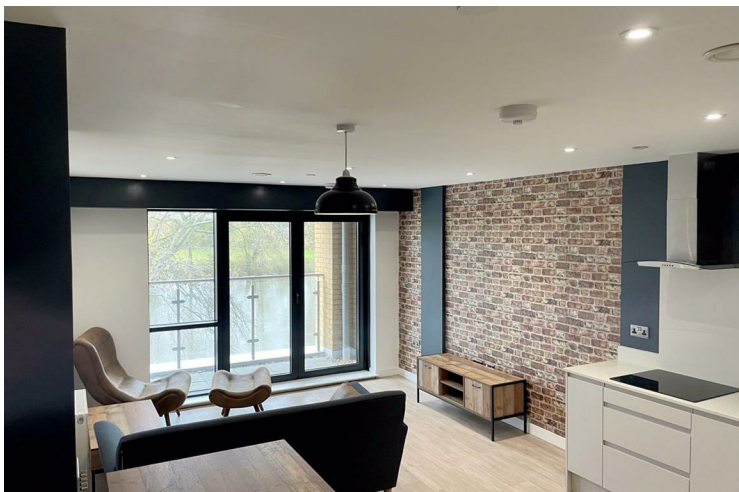
Flood risk from Groundwater = This location is outside of a groundwater flood alert area.

Flooding from reservoirs = There is a risk of flooding in this area.

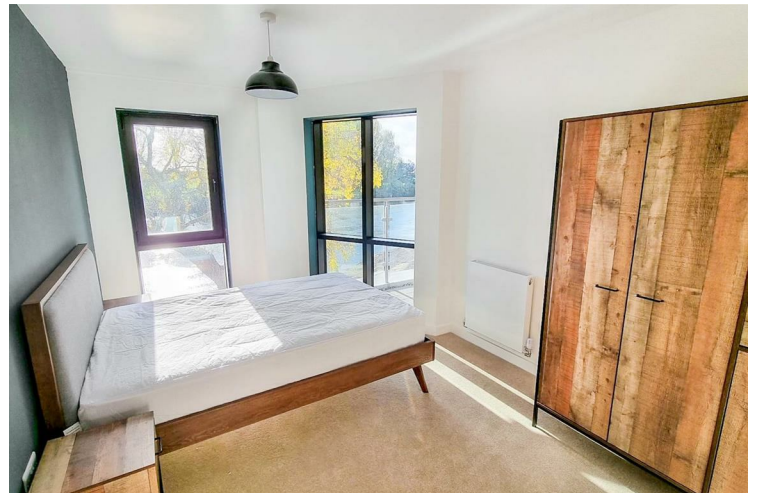
Coal mining area location: located on the coalfield.

Council: Nottingham City Council

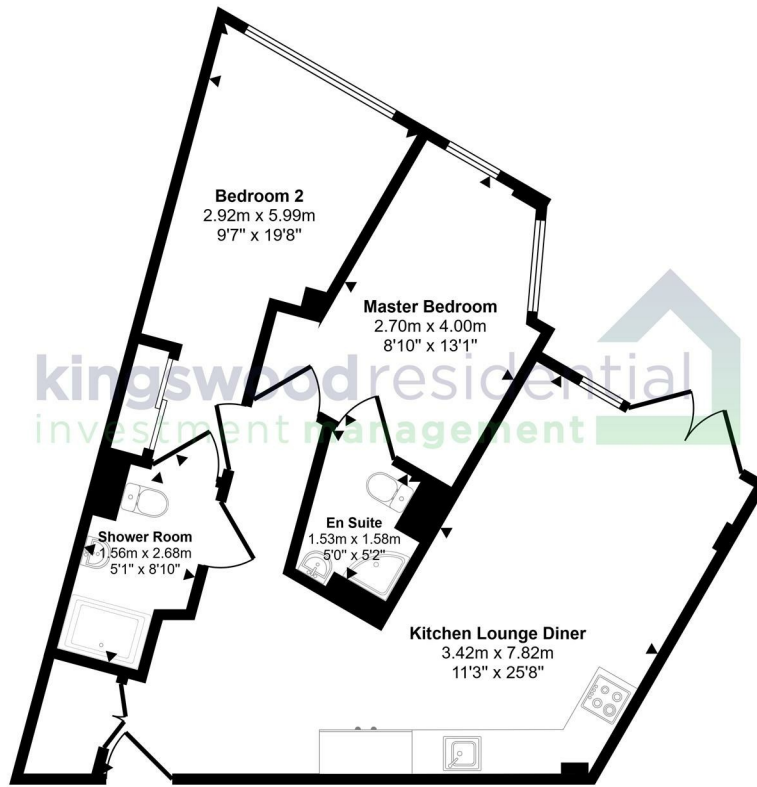
Any planning permission in the area: see nottinghamcity.gov.uk/information-for-business/planning-and-building-control/planning-applications/



- One allocated parking space within the car park
- Finished and furnished to a high standard throughout
- Nottingham City Centre is less than 1 mile away from the property
- EPC Rating = B



Approx Gross Internal Area
62 sq m / 671 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: B Council Tax Band: D

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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